



AFFORDABLE HOUSING DEMONSTRATION PROJECTS

PLANNING COMMISSION

August 14, 2019



Background

Comprehensive Plan policy (since 2003)

- Pol. HS 1.21: *The City should create a Demonstration Housing Program to test innovative residential designs that would encourage affordable housing production. The pilot program should test alternative development standards that increase the diversity of housing types and levels of affordability*
- Developers have approached the City with potential project/projects
- Missing middle is currently being evaluated by the Commission
- Provide an opportunity to evaluate barriers
- City of Kirkland's interim ordinance

Purpose of the Interim ordinance and Demonstration Projects

- To increase the housing supply and housing style choices in ways that are compatible with existing single-family communities;
- Provide housing types that respond to changing household sizes and ages
- To promote housing affordability by encouraging smaller homes;
- To amend codes with language that encourages innovative housing projects;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- Provide opportunities for creative diverse and high quality infill development; and
- To regulate innovative housing projects through a permanent ordinance.

Interim Ordinance

- Zones in which these projects would be allowed?
 - Specific zones or citywide?
- Timeframe – 1 year or 2 years?
- Total number of projects allowed
- Housing types allowed? (Tiny homes/
microhousing units?)
- Separation distance from other projects
- Process: Planning Commission review and evaluate?

Next Steps

- Additional information for the Commission to discuss the ordinance?
- Legislative process and developer wants to proceed with design and development of projects

Questions?

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